



Ty Newydd, Mill Street, Betws-Y-Coed, LL22 0BB

Offers Over
£180,000

Tenure: Freehold

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

A beautifully finished and deceptively spacious 2 bedroomed newly renovated home, in the heart of Betws-Y-Coed. Please note: The property is subject to a Section 106 Local Occupancy Restriction and purchasers must be in the Qualifying criteria.

Located in the heart of the stunning Snowdonia National Park, this beautifully finished and deceptively spacious two bedroom new build home offers the perfect blend of modern comfort, peaceful surroundings, and lifestyle living in one of North Wales' most desirable villages... Betws-y-Coed.

PLEASE NOTE: This property is subject to a Section 106 Local Occupancy Restriction. Prospective purchasers must meet the qualifying local occupancy criteria in order to be eligible to purchase the property.

Designed with both practicality and lifestyle in mind, the property offers surprisingly generous accommodation throughout, challenging the expectations many buyers may have of a modern two bedroom home.

The ground floor features an exceptionally spacious double bedroom, alongside a well-positioned guest WC which offers ample space and flexibility for a potential utility area or the option to install an additional shower if desired, subject to any necessary consents.

The kitchen itself is beautifully finished and notably spacious, offering plenty of room for a dining table and chairs, making it a fantastic social and everyday living space.

To the rear of the property, the lounge enjoys a peaceful and private setting overlooking the garden area, creating the perfect place to relax and unwind. With natural light flowing through and views towards the outdoor space, this room truly embraces the calm surroundings the property has to offer.

Upstairs, the first floor is dedicated to a superbly sized principal bedroom, creating a luxurious and private retreat. A stylish shower room is positioned at the top of the stairs, complementing the spacious layout perfectly.

Outside, the property benefits from a private garden area, ideal for outdoor dining, summer evenings with friends, or simply sitting back with the peaceful sound of the nearby river in the background. The home also benefits from two allocated parking spaces.

Betws-y-Coed is often referred to as the gateway to Eryri (Snowdonia) National Park and is one of North Wales' most picturesque and sought-after villages. Surrounded by woodland, rivers, and mountain scenery, the area is renowned for its walking routes, outdoor activities, independent cafés, restaurants, and relaxed way of life.





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Despite its tranquil setting, the village remains well connected, with the A5 offering convenient access towards Bangor, Llandudno, and Chester, while the A470 links through North and Mid Wales. Betws-y-Coed also benefits from a railway station providing access along the scenic Conwy Valley line.

This is a rare opportunity for qualifying local purchasers to secure a modern, turnkey home in an outstanding location, offering space, flexibility, and an exceptional lifestyle within the heart of Snowdonia.

No onward chain

2 Bed turnkey home

Allocated parking

Deceptively spacious

* Please note this has a Section 106 Local occupancy restriction

Prime location within Eryri National Park (Snowdonia)

Fully renovated throughout - Brand new interiors

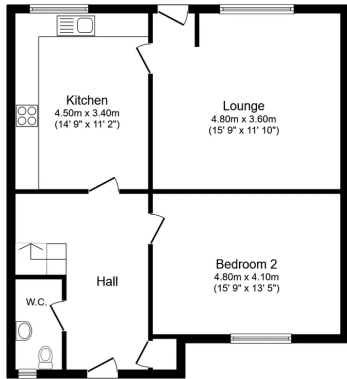
Contemporary fitted kitchen with built-in appliances

2 Double bedrooms

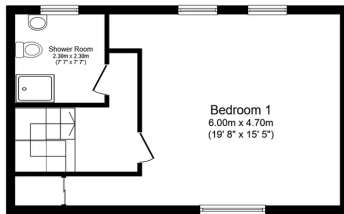
Rear garden for alfresco dining or just relaxing







Ground Floor
Floor area 71.8 sq.m. (773 sq.ft.)



First Floor
Floor area 40.6 sq.m. (437 sq.ft.)

Total floor area: 112.4 sq.m. (1,209 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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